

REFERENCE DOCUMENTS

R1 GEHLHAUSEN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2012-10523 IN BOOK 5 OF SHORT PLATS AT PAGE 58 IN THE RECORDS OF WALLA WALLA COUNTY.

R2 FINAL PLAT OF IRON GATE II, AS PER PLAT RECORDED MAY 15, 2019 UNDER AUDITOR'S FILE NO. 2019-03230, IN VOLUME 7 OF PLATS AT PAGE 96, RECORDS OF WALLA WALLA COUNTY.

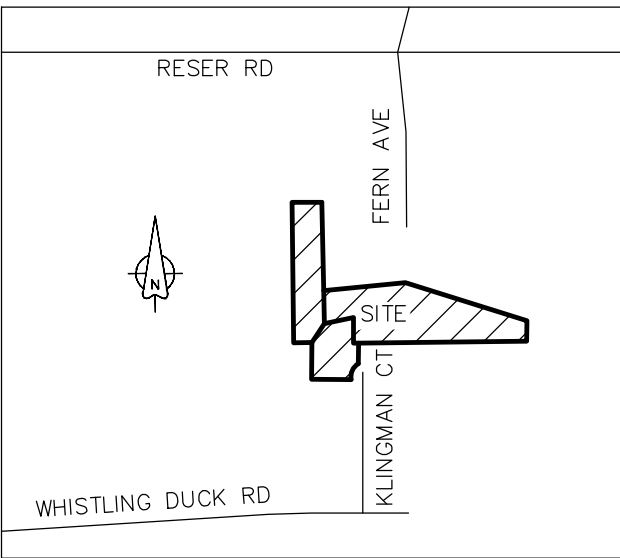
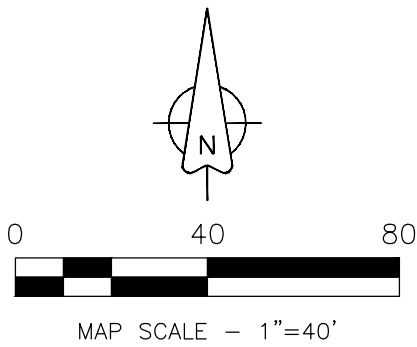
R3 SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144 RECORDED UNDER AUDITOR'S FILE NO. 2020-04094 IN BOOK 5 OF SHORT PLATS AT PAGE 194 IN THE RECORDS OF WALLA WALLA COUNTY.

LEGEND

- PROPERTY LINE
- CENTERLINE
- WETLANDS BOUNDARY
- EASEMENT
- ADJACENT LOT
- BUILDING FOOTPRINT
- CONTOUR LINE WITH ELEVATION
- FOUND MONUMENT AS DESCRIBED
- COMPUTED POINT
- SET 5/8" BY 30" IRON REBAR WITH WA 19619 CAP

ALTERATION OF SUBDIVISION

OF LOT 2 OF GEHLHAUSEN SHORT PLAT, LOT 6 OF FINAL PLAT OF IRON GATE II, AND LOT 12 OF SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144 ALL BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WALLA WALLA, COUNTY OF WALLA WALLA, STATE OF WASHINGTON.



BASIS OF BEARINGS

WASHINGTON SOUTH STATE PLANE GRID BEARING OF S01°33'16"E BETWEEN THE 2" BRASS CAP MONUMENT MARKING THE END OF THE CENTERLINE OF KLINGMAN COURT AND THE 2" BRASS CAP MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF KLINGMAN COURT AND WHISTLING DUCK ROAD. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED FACTOR OF 0.999916697293699.

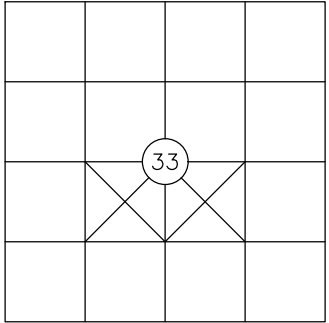
NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF WALLA WALLA. THE GOAL OF THIS ALTERATION OF SUBDIVISION IS TO ADJUST THE BOUNDARY LINES BETWEEN LOT 2 OF THE GEHLHAUSEN SHORT PLAT, LOT 6 OF THE FINAL PLAT OF IRON GATE II, AND LOT 12 OF THE SOUTH FERN ADDITION (SEE REFERENCE DOCUMENTS THIS SHEET). THE PROPERTY LINES SHOWN HEREON WERE ESTABLISHED ACCORDING TO THE RECORD DOCUMENTS NOTED HEREON. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN WAC 332-130.

LINE	BEARING	DISTANCE			
L1	S88°24'59"W	33.55'			
L2	S01°34'24"E	48.03'			
L3	N88°24'59"E	10.00'			
L4	S01°33'07"E (N01°33'40"E R2)	56.34' (56.43' R2)			
L5	N87°50'43"E (S88°24'57"W R1)	6.04' (6.00' R1)			
L6	S88°14'29"W (N88°24'57"E R1)	11.80' (11.85' R1)			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	55.23'	51.83'	S38°50'33"W	70°19'03"
C1 (R2)	45.00'	55.16'	51.77'	S38°55'18"W	70°13'38"

SECTION DIAGRAM

T7N, R36E, W.M.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT THE REQUEST OF GREG FLOWERS, LAND SURVEYOR, IN VOLUME OF PLATS AT PAGE _____

COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF CITY OF WALLA WALLA.

GREG FLOWERS PLS 19619



DENSITY NOTE

THE PROPERTIES ARE LOCATED IN THE NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT. THIS ALTERATION OF SUBDIVISION DOES NOT CHANGE THE TOTAL AREA OR NUMBER OF DWELLING UNITS ON THE PROPERTIES SHOWN HEREON.



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
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CLIENT: CITY OF WALLA WALLA		PROJECT NO.: 67988.000	
SURVEYOR: GREG E. FLOWERS		DATE: 11/21/2022	
CALC BY: JLM	DRAWN BY: JLM	SCALE: 1"=40'	
SECTION: 33	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2	

RECORD LEGAL DESCRIPTIONS

LOT 2
LOT 2 OF THAT CERTAIN SHORT PLAT FILED OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, IN BOOK 5 OF SHORT PLATS AT PAGE 58, UNDER AUDITOR'S FILE NO. 2012-10523, TOGETHER WITH A 20 FOOT ACCESS EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT. SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

LOT 6
LOT 6, FINAL PLAT OF IRON GATE II, AS PER PLAT RECORDED MAY 15, 2019 UNDER AUDITOR'S FILE NO. 2019-03230, IN VOLUME 7 OF PLATS AT PAGE 96, RECORDS OF WALLA WALLA COUNTY, SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

LOT 12
LOT 12 OF SHORT PLAT FILED IN BOOK 5 OF SHORT PLATS AT PAGE 194, UNDER AUDITOR'S FILE NO. 2020-04094, RECORDS OF THE AUDITOR OF WALLA WALLA COUNTY, STATE OF WASHINGTON. SITUATED IN THE CITY OF WALLA WALLA, STATE OF WASHINGTON.

ADJUSTMENT PARCELS

FROM LOT 12 TO LOT 6
BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 OF "SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144"RECORDED UNDER AUDITOR'S FILE NO. 2020-04094 IN BOOK 5 OF SHORT PLATS AT PAGE 194 IN THE RECORDS OF WALLA WALLA COUNTY; THENCE, ALONG THE WEST LINE OF SAID LOT 12, N01°34'24"W A DISTANCE OF 48.03 FEET; THENCE, LEAVING SAID WEST LINE OF LOT 12, N79°07'59"E A DISTANCE OF 105.93 FEET; THENCE S01°33'40"E A DISTANCE OF 65.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE, ALONG SAID SOUTH LINE OF LOT 12, S88°24'59"W A DISTANCE OF 104.53 FEET TO THE POINT OF BEGINNING.

FROM LOT 2 TO LOT 6
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF GEHLHAUSEN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2012-10523 IN BOOK 5 OF SHORT PLATS AT PAGE 58 IN THE RECORDS OF WALLA WALLA COUNTY; THENCE, ALONG THE SOUTH LINE OF SAID LOT 2, S88°24'59"W A DISTANCE OF 33.55 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOT 2, N33°21'27"E A DISTANCE OF 58.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE, ALONG SAID EAST LINE OF LOT 2, S01°34'24"E A DISTANCE OF 48.03 FEET TO THE POINT OF BEGINNING.

ADJUSTED LEGAL DESCRIPTIONS

ADJUSTED LOT 2
LOT 2 OF THAT CERTAIN SHORT PLAT FILED OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, IN BOOK 5 OF SHORT PLATS AT PAGE 58, UNDER AUDITOR'S FILE NO. 2012-10523, TOGETHER WITH A 20 FOOT ACCESS EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT. SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF GEHLHAUSEN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2012-10523 IN BOOK 5 OF SHORT PLATS AT PAGE 58 IN THE RECORDS OF WALLA WALLA COUNTY; THENCE, ALONG THE SOUTH LINE OF SAID LOT 2, S88°24'59"W A DISTANCE OF 33.55 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOT 2, N33°21'27"E A DISTANCE OF 58.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE, ALONG SAID EAST LINE OF LOT 2, S01°34'24"E A DISTANCE OF 48.03 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 6
LOT 6, FINAL PLAT OF IRON GATE II, AS PER PLAT RECORDED MAY 15, 2019 UNDER AUDITOR'S FILE NO. 2019-03230, IN VOLUME 7 OF PLATS AT PAGE 96, RECORDS OF WALLA WALLA COUNTY, SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF GEHLHAUSEN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2012-10523 IN BOOK 5 OF SHORT PLATS AT PAGE 58 IN THE RECORDS OF WALLA WALLA COUNTY; THENCE, ALONG THE SOUTH LINE OF SAID LOT 2, S88°24'59"W A DISTANCE OF 33.55 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOT 2, N33°21'27"E A DISTANCE OF 58.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE, ALONG SAID EAST LINE OF LOT 2, S01°34'24"E A DISTANCE OF 48.03 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 OF "SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144"RECORDED UNDER AUDITOR'S FILE NO. 2020-04094 IN BOOK 5 OF SHORT PLATS AT PAGE 194 IN THE RECORDS OF WALLA WALLA COUNTY; HENCE, ALONG THE WEST LINE OF SAID LOT 12, N01°34'24"W A DISTANCE OF 48.03 FEET; THENCE, LEAVING SAID WEST LINE OF LOT 12, N79°07'59"E A DISTANCE OF 105.93 FEET; THENCE S01°33'40"E A DISTANCE OF 65.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE, ALONG SAID SOUTH LINE OF LOT 12, S88°24'59"W A DISTANCE OF 104.53 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 12
LOT 12 OF SHORT PLAT FILED IN BOOK 5 OF SHORT PLATS AT PAGE 194, UNDER AUDITOR'S FILE NO. 2020-04094, RECORDS OF THE AUDITOR OF WALLA WALLA COUNTY, STATE OF WASHINGTON. SITUATED IN THE CITY OF WALLA WALLA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 OF "SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144"RECORDED UNDER AUDITOR'S FILE NO. 2020-04094 IN BOOK 5 OF SHORT PLATS AT PAGE 194 IN THE RECORDS OF WALLA WALLA COUNTY; HENCE, ALONG THE WEST LINE OF SAID LOT 12, N01°34'24"W A DISTANCE OF 48.03 FEET; THENCE, LEAVING SAID WEST LINE OF LOT 12, N79°07'59"E A DISTANCE OF 105.93 FEET; THENCE S01°33'40"E A DISTANCE OF 65.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE, ALONG SAID SOUTH LINE OF LOT 12, S88°24'59"W A DISTANCE OF 104.53 FEET TO THE POINT OF BEGINNING.

NOTARY SEAL
I HEREBY CERTIFY THAT DAVID A REINHOLZ SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 20_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT_____

NOTARY SEAL
I HEREBY CERTIFY THAT JULIA C REINHOLZ SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 20_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT_____

NOTARY SEAL
I HEREBY CERTIFY THAT TIM GEHLHAUSEN SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 20_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT_____

NOTARY SEAL
I HEREBY CERTIFY THAT LYNORE GEHLHAUSEN SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 20_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT_____

NOTARY SEAL
I HEREBY CERTIFY THAT_____,AUTHORIZED REPRESENTATIVE FOR THE CITY OF WALLA WALLA, SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 20_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT_____

ALTERATION OF SUBDIVISION

OF LOT 2 OF GEHLHAUSEN SHORT PLAT, LOT 6 OF FINAL PLAT OF IRON GATE II, AND LOT 12 OF SOUTH FERN ADDITION A REPLAT OF THE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 144 ALL BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WALLA WALLA, COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

DEDICATION
KNOW ALL BY THESE PRESENTS THAT WE, _____, AUTHORIZED REPRESENTATIVE OF THE CITY OF WALLA WALLA, THE OWNER OF LOT 12 DEPICTED HEREON, DAVID A REINHOLZ AND JULIA C REINHOLZ, OWNERS OF LOT 6 DEPICTED HEREON, AND TIM GEHLHAUSEN AND LYNORE GEHLHAUSEN, OWNERS OF LOT 2 DEPICTED HEREON, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS. WE HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREON..

REPRESENTATIVE OF THE CITY OF WALLA WALLA _____ DATE _____

DAVID A REINHOLZ _____ DATE _____

JULIA C REINHOLZ _____ DATE _____

TIM GEHLHAUSEN _____ DATE _____

LYNORE GEHLHAUSEN _____ DATE _____

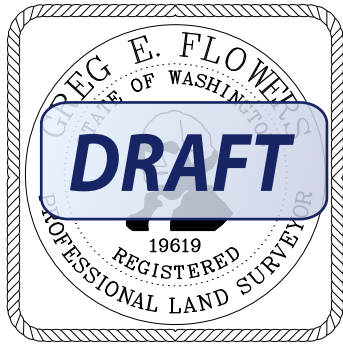
THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA SUBDIVISION CODE.


NEAL CHAVRE, CITY ENGINEER _____ DATE _____

J. PRESTON FREDERICKSON, _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____ AGAINST THIS LAND HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE _____





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CLIENT: CITY OF WALLA WALLA		PROJECT NO.: 67988.000	
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SECTION: 33	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	